

Tenant Remedy Action (TRA)

Before bringing forward a TRA to court, a tenant should talk to the landlord about the needed repairs and try to get the landlord to fix them. If the landlord does not make the repairs within a reasonable time, the tenant should do the following:

1. Notify the local housing, health, energy or fire inspector (if there is one)
2. Get a written copy of the inspector's report. This describes the problem and allows the landlord a certain number of days to repair it. If no inspector has been used, the tenant must inform the landlord, in writing, of the repair problem at least 14 days before filing the TRA.
3. Wait for the required time to pass and if the repair work has not begun or progressed, bring the TRA to district court. In court, the tenant must produce evidence that the problem exists and provide the inspector's report (if there is one). The tenant must also explain how the problem can be fixed.

Note: You may be required to pay your rent into court before your hearing takes place.